

MINUTES ~ June 8, 2010

Ponaganset High School-Library

1. Call to Order

Mr. Gregory Laramie, Chair of the Foster Glocester Regional Building Committee, called the meeting of the Foster Glocester Regional Building Committee to order at 6:33 PM in the Ponaganset High School, Library.

2. Roll Call

Mrs. Kecia Pierce called the roll. In attendance were Mr. Gregory Laramie of Glocester, Mr. Dennis Chretien of Foster, Mr. Raymond Fogarty of Glocester, Mrs. Anne Ejnes of Glocester, Mr. Bill Abt of Foster and Mr. Warren Ducharme of Foster. Mrs. Julie Capobianco of Foster joined the meeting at 6:37PM. Mr. George Jacques of Glocester was absent as he was recovering from surgery.

3. Financial Report

Mrs. Sarah Mangiarelli reviewed the Treasurer's Report which committee members had received prior to the meeting. The Treasurer's summary report is attached as reference 1. Mrs. Mangiarelli noted that the projections have not changed from the last report and that the project will need all the capital lease funds.

Mrs. Mangiarelli noted that the final energy credit of approximately \$95K should be received any day now. She confirmed that the energy credits as well as the two capital leases and the Federal Department of Energy funds are included in the projections.

Mr. Bob Grzyb reported that he will have a requisition in a few days for changes processed and then one more requisition after he meets with some of the subs.

Mr. Laramie noted that June 25th marks the end of the building committee and he suggested that if there is any need for approval for changes before that date then the committee should follow the protocol of approval rather than have a full meeting. Mr. Chretien moved and Mrs. Ejnes seconded to follow the protocol for approval which states that two of the three officers of the committee can approve expenditures. So voted, 6-0.

Mrs. Ejnes moved and Mr. Chretien seconded that the financial report be accepted as presented. So voted, 6-0.

4. Middle School and High School Project Updates

Mr. Laramie reported that since the last meeting there have been meetings regarding the boiler issue and a resolution has been reached. Mr. Alex Ziemba reported that Maguire has provided a sketch of the work to be done and two competitive bids have been received and evaluated. He noted that a bid was received from ATC for \$10,315 and another from Summit Heating for \$6,063. Mr. Ziemba reported that there was one major difference in the bids in that ATC called for a new pump as shown on the sketch and Summit noted that they could reuse the pump that is currently installed. Mr. Ziemba reported that the value of the pump is \$739. He reported that the amount for labor on

Summit's bid was significantly less; Summit's bid was \$3,573 for parts and \$2,490 for labor with ATC's bid at \$3,515 for parts and \$6,800 for labor. Mr. Ziemba recommended that they work with Summit Heating on this issue. Mrs. Mangiarelli said the district will move forward with this recommendation.

Regarding the middle school ERV issue Mr. Grzyb said the units will ship June 22nd and will take about a week to arrive. He will work with Mr. McGovern to schedule the installation. Mr. Laramie noted that the contractor is replacing the wheels and the designer will pay for the study done related to this issue.

The committee agreed to interrupt the report on the high school/middle school update to hear comments from Mr. Gary Martinelli. Mr. Laramie noted that this falls under section 8 of the agenda, Summary Comments. Mr. Martinelli spoke on behalf of himself and two other staff members who were in attendance. He thanked the committee for their time and effort in building a great facility for the kids and staff and stated that they appreciate and respect the work of the committee members. He said it is a great building and a great educational environment. Mr. Laramie thanked Mr. Martinelli for his comments.

Mr. Laramie asked that the issue of the middle school sidewalks be addressed and he noted that Geisser had been hired by the district to do core tests. Mr. Mark Humphrys stated that Geisser's report noted that there were cobbles (large stones) in certain areas that were beyond the accepted sieve size and water was getting through them causing some of the heaving. He stated that the cobbles are not located throughout the entire plaza. Mr. Humphrys reported that H.V. Collins will replace various sections that have been lifting. Mr. Grzyb said he has spoken to Cardi about it and they will work to get it corrected. Mr. Humphrys informed the committee that the report also stated that yard drains would not be effective in handling the water.

Mr. Grzyb said the architectural punch lists have been completed and Mr. Humphrys and his team are reviewing the work. He said a few things such as the kiosk lighting, roof flashing and roof drains are on order and will be done when school is out.

Regarding the mechanical issues, Mr. Grzyb said he met with ATC last week on the balancing issues. He said ATC has completed most of the work but there are a couple of areas where they need more direction from Maguire in order to finish. Mr. Kevin Venturini stated that there are some questions on the lighting controls which will be addressed on Friday at a meeting with Maguire.

Mr. Steve Manwell said most punch list items are done and they are close to finalizing the actual savings. Once everything is completed they can document and verify the savings. He said he has reviewed the numbers with Mrs. Mangiarelli and Dr. Barnes to look at the adjusted base case model for things that have changed including the extra external lighting, variations in the schedule and computer usage. He noted that they want to document the differences in the bills and stated that the next twelve months of bills for the high school will look better because the building will be fully commissioned. Mr. Chretien asked if a new projection sheet would be created to which Mr. Manwell responded that the focus now will be on the actual contract savings.

Mr. Abt asked whether Mr. Manwell had a sense of how much they went over on the energy usage for the past 12 months. Mr. Manwell said that would be hard to answer as things weren't fully commissioned but it was his expectation that they made the projections on the savings.

Mr. Fogarty reported that Senator Reed's office had said that this project would not have received the \$984K grant if it had not already been engaged in a green project.

Mr. Laramie asked about the timing for the resolution of all the outstanding issues. Mr. Grzyb reported that they are meeting weekly on Fridays and the list gets shorter every week though he did acknowledge that there will be a little delay on the lighting issues.

Mr. Laramie stated that the amount and value of the commissioning has proven itself and that it is incredibly important that the team was able to catch things and fix them. Mr. Abt noted that going forward the ESCO contract will be beneficial to the district. Mr. Manwell stated that it is important to maintain the trend data on the controls.

Mr. Grzyb and Mr. Venturini said they are still waiting on the as-builts for the high school lighting but noted that they are being worked on.

Mr. Laramie asked and Mr. Grzyb confirmed that everyone will work with due diligence to pursue resolving the issues even though the monthly building committee meetings will end.

Mrs. Mangiarelli reported that by June 30th the majority of the grant funds for the energy lab will be issued and she said that there is a lot of purchasing to be done. She stated that Mr. Ross McCurdy is working on the curriculum. She also noted that they are extending task 1, the chemical storage locker and task 2, the biodiesel production equipment until issues are worked out with the fire chief. She noted that they have met with the fire chief on these areas and he has noted that if there are items that he is not familiar with he will send it to the State Fire Marshall for review. Once approval is obtained from the fire chief the equipment will be ordered.

Regarding furnishings for the energy lab, Mrs. Mangiarelli said some desks are in and more will be moved in, she noted that the desk tops have not yet been delivered. She said everything will be purchased by June 30th and installed over the summer with everything ready for the new school year.

5. Approval of Minutes

Mr. Fogarty moved and Mr. Chretien seconded to approve the minutes from the May 11, 2010 meeting as presented. So voted, 7-0.

At the request of Mr. Laramie, Mr. Piccirilli stated that technically approval of minutes does not need to be voted on in a meeting. He stated that for this meeting the clerk can prepare and send the minutes via email to all committee members and note any comments then file them.

6. Seek to convene to Executive Session

Mrs. Ejnes moved and Mr. Chretien seconded to convene to Executive Session in accordance with RI General Laws 42-46-5(a)(2) Litigation. So voted, 7-0.

7. Reconvene to Open Session

Mr. Laramie reconvened the meeting to open session at 7:28PM.

Mr. Laramie reported that during Executive Session the committee talked in general terms about the recently resolved litigation between four members of the Glocester Town Council and Foster Glocester Regional Building Committee. Mr. Laramie stated that the Rhode Island Supreme Court ruled last Friday in favor of the

building committee that the Town of Glocester does not have authority to remove building committee members. Mr. Laramie thanked Mr. Piccirilli personally and on behalf of the building committee for his work on this issue.

Mr. Laramie noted that no votes were taken during executive session other than the vote to reconvene to open session.

8. Summary Comments

Mr. Chretien provided committee members with details regarding the asset protection and maintenance of facilities, capital improvement plan and school building committees guidelines as set forth by the Rhode Island Department of Elementary and Secondary Education. This information is included as reference 2. Mr. Chretien explained that state law now requires all school districts to have an ongoing building committee in place by July 1st. The districts must follow the rules in order to obtain housing aid. When Mr. Chretien reviewed the guidelines for Building Committee members Mr. Laramie noted that many of the guidelines were modeled after this building committee.

Mr. Fogarty commented that some things on the outside did not get done such as the track and the weight room but noted that a lot of work was done and the district now needs the proper staffing and equipment to keep the schools up. He stated that the committee did not overbuild the schools, there aren't areas of extra space and he stated that these schools have been built out for 30 years. He noted that it has been a pleasure for him to be part of this building committee and to have worked with the professionals and Mr. Joe McGovern on this project. He also thanked Mr. Laramie and Mr. Abt for working as project managers on the middle school which saved the project \$400-\$500K in project management fees. He noted that it is now up to the community to continue to support the schools. He stated that even the temporary principal remarked on the greatness of the buildings and the community. Mr. Fogarty also said that the summary report prepared by Mr. Laramie and read at the School Committee meeting should be entered in the minutes. Mr. Fogarty moved and Mr. Chretien seconded to enter into the minutes the Chair's report to the School Committee dated June 7, 2010. So voted, 7-0. The report is included as reference 3.

Mrs. Lorraine O'Connors stated that she would like to personally thank everyone for their dedication and commitment to the project. She reminded committee members that the voters supported the project and it was built for them and not the politicians. She noted that the state contributed a lot to this project and the group had the foresight and timing to come out far ahead as the funds from the state would not be received today. She continued by saying that the taxpayers now have good and necessary school facilities and the committee and professional teams have a lot to be proud of.

Mrs. Sandy Nolan introduced herself as the newly appointed principal of the high school and affirmed that this project and community is a treasure. She stated that she has worked in several different states and countries and is thrilled and excited to be here, she wishes that her children had attended this school. She confirmed what Mr. Fogarty had said stating that the community can make this a super place.

Mrs. Becky Walsh thanked everyone on the committee for all of their hard work.

Dr. Barnes stated that as a former staff member of the school and current Superintendent he recognizes that the region owes a debt of gratitude to the committee.

He said this is a special, phenomenal place for the teachers, kids, staff and community. He said it is a great building project and that community members came together to get it all done. He noted that the efforts are appreciated and he recognized the amount of time this project took away from everyone's families. He said that they have created a building that supports great teaching and learning and it is now up to the district and community to maintain the buildings and make the most of it.

Mr. Laramie said that he looks back 5-1/2 years ago to when they were interviewing the professional consultants and says that he learned a lot about the character and quality of the individuals and that is of the utmost importance for delivering a successful project. Mr. Laramie stated that he was proud of the fact they were able to assemble a team of people that worked well together and noted how important it is that everyone is still getting along as oftentimes on projects such as this, by the end, the professionals are at odds with one another. He said there is a lot of value in that. He said that the team worked together, their efforts and commitment were well placed and the community benefits from that. Mr. Laramie said it was a job well done and he thanked the committee and contractors for all their work.

Mr. Laramie noted that his final act as Chair of the Foster Gloucester Regional School Committee was to read the resolution. The resolution was read by Mr. Laramie as follows:

Resolution of the Foster Gloucester Regional Building Committee

Whereas, The Foster Gloucester Regional School District Charter, R.I. Public laws 1958, chapter 109 states:

“The term of the regional school district building committee shall be until such time as the authorized building or buildings have been constructed and accepted by the architects engaged by the committee and for one year thereafter, whereupon the term of the office of said committee shall terminate;” and

Whereas, John Aharonian, President of Aharonian & Associates, Inc., Architects, as the Architect engaged by the Building Committee for the design and construction of the new Ponaganset Middle School and the Additions and Renovations to Ponaganset High School has issued a Certificate of Substantial Completion for the project on June 25, 2009; and

Now therefore it be Resolved, the term office for this Foster Gloucester Regional School District Building Committee shall terminate at midnight, June 25, 2010. The Regional Building Committee hereby delegates and assigns all of its assets, contracts and authority to the Regional School Committee and any subsequent Building Committee created pursuant to the Rhode Island School construction regulations.

.Mrs. Ejnes moved and Mr. Fogarty seconded to adopt the resolution as presented. So voted, 7-0. Committee members signed the document which is attached as reference 4.

9. Adjournment

Mr. Chretien moved and Mrs. Ejnes seconded that the meeting be adjourned at 7:54 PM. So voted, 7-0.

Prepared by: Kecia Pierce, Building Committee Clerk

Reviewed by: Foster Gloucester Building Committee